118.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,200 / 677,200
					USE VALUE:	677,200 / 677,200
					ASSESSED:	677,200 / 677,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VILLA REALE TRACY/ETAL
Owner 2:	FROHLICH JULIE A
Owner 3:	
Street 1:	31 HANCOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,417 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7417.000	249,200	700	427,300	677,200
Total Card	0.170	249,200	700	427,300	677,200
Total Parcel	0.170	249,200	700	427,300	677,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.73 | /Parcel: 357.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,200	700	7,417.	427,300	677,200	677,200	Year End Roll	12/18/2019
2019	101	FV	212,400	800	7,417.	421,200	634,400	634,400	Year End Roll	1/3/2019
2018	101	FV	211,900	0	7,417.	323,500	535,400	535,400	Year End Roll	12/20/2017
2017	101	FV	211,900	0	7,417.	305,200	517,100	517,100	Year End Roll	1/3/2017
2016	101	FV	211,900	0	7,417.	280,800	492,700	492,700	Year End	1/4/2016
2015	101	FV	210,900	0	7,417.	262,500	473,400	473,400	Year End Roll	12/11/2014
2014	101	FV	210,900	0	7,417.	241,700	452,600	452,600	Year End Roll	12/16/2013
2013	101	FV	210,900	0	7,417.	241,700	452,600	452,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIM CHARLES W/E	24583-248		6/1/1994		201,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2017	2007	New Wind	14,084	C				
8/2/2016	1065	Heat App	10,500	C				
4/1/2003	219	Re-Roof	6,000	C				
6/14/1995	358		10,500	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
6/1/2012	Measured	JBS	JOHN S
1/9/2009	Meas/Inspect	336	PATRIOT
11/14/2000	Hearing Chag	201	PATRIOT
4/12/2000	Inspected	263	PATRIOT
2/15/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7417		Sq. Ft.	Site		0	70.	0.82	6			Water	-5					427,271						427,300	

Total AC/HA: 0.17027 | Total SF/SM: 7417 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,271 | Spl Credit | Total: 427,300

PRINT

Date	Time
12/10/20	23:42:46

LAST REV

Date	Time
10/09/18	10:09:01

apro

User Acct / GIS Ref / GIS Ref / Insp Date

76517

10/04/18

!9207!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	76517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

9207

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	106965
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361230
Depreciation:	111981
Depreciated Total:	249248

COMMENTS

OF=BMT SINK CHECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

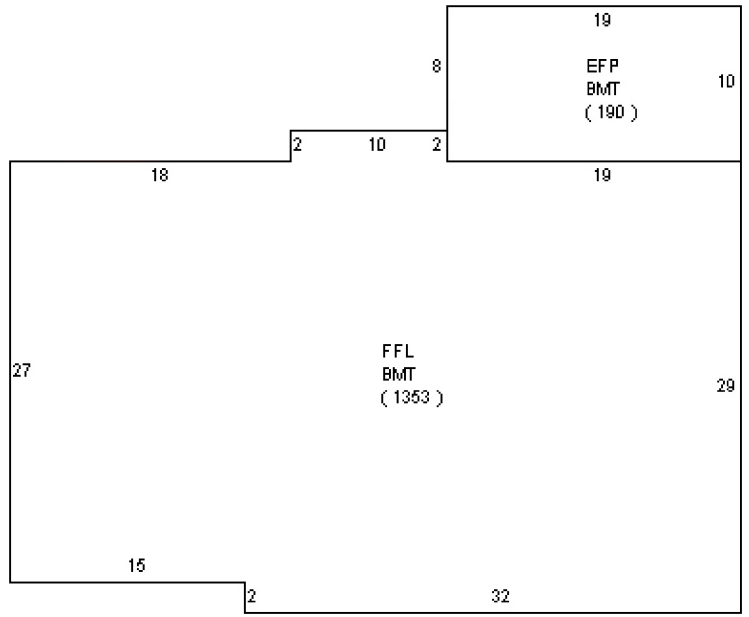
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	80.75
Final Total:	249200	Val/Su SzAd	184.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,543	47.220	72,866
FFL	First Floor	1,353	128.240	173,505
EFP	Enclos Porch	190	41.550	7,894
	Net Sketched Area:	3,086	Total:	254,265
Size Ad	1353	Gross Are	3086	FinArea 1893

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	2000	3.99	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc